

Zoning Change Analysis

August 27, 2008

Z-7-2008

Zions Securities Corp.

Southwest corner of Lake Park Blvd. and Corporate Park Dr.

M to R-1-8

11.12 acres

Zions Securities Corp. is requesting a zone change for 11.12 acres on the southwest corner of Lake Park Blvd. and Corporate Park Dr. from M (manufacturing) to R-1-8 (residential, single family, minimum lot size 8,000 square feet). Surrounding zones include M to the north, east and west and R-1-8 to the south. Surrounding land uses include vacant land to the north, west and south and the Lake Park Corporate Center to the east. The subject property is designated as business/research park and mixed use in the West Valley City General Plan. Other important considerations for this application include:

- Zions Securities is working with Granite School District to develop a new elementary school to the west of the property.
- The subject property is separated from the Lake Park Corporate Center by Corporate Park Drive and the new charter school.
- The subject property is separated from the M zoned, vacant property to the north by Lake Park Blvd.

If this application is approved, Zions Securities plans to develop, together with Ivory Homes, the subject property together with another 51.91 acres to the south that is already zoned R-1-8 as Highbury Plat C, a planned unit development (PUD) with three housing types. Included with this report is a letter from David Jensen, the Senior Vice President and COO of Zions Securities Corp., which addresses this application.

Development Proposal

There are several attachments included with this report that help illustrate the proposed Highbury Plat C development. The first is the latest site plan that shows the mix of housing types proposed. The proposal includes 159 townhomes that would be the same as those built east of Kohl's, 73 single family homes (one lot was dropped since the original application submittal) similar to those being built as part of Highbury Place Phases 1 - 4, and 55 Parkside Homes resulting in a total of 287 units. If approved, the Parkside homes would be a unique housing type in the City. Included with this report is information from Ivory Homes on each of these three housing types including floor plans, square footage, and elevations. The overall proposed density of Plat C is 4.6 units/acre.

The next three attachments address the three open space standards from the City that apply to this proposal. The latest site plan differs slightly from these three drawings; however, the open space shown is basically the same. The first open space standard is 50% open space required for a

PUD. Open space for this standard includes everything except roads and housing units. The second standard is 15% useable common open space for the project overall. This would include the waterways, lakes, and actual park areas. The third standard is 15% useable common open space that is specifically for the townhomes. This type of open space is defined as “recreation areas including basketball, tennis or racquetball courts; baseball, softball or soccer fields; trails; picnic areas; plazas; dedicated or private park sites or any other use deemed acceptable by the Planning Commission. Useable open space shall not include parking lots, all buildings except clubhouses, setback areas less than 20’, and narrow landscape strips.” The three open space plans show how the proposed Plat C would meet each of the three standards described above.

Development Agreement

A development agreement is required for this project. Section 7-14-105 (3)(l)(x) of the West Valley City Zoning Ordinance states: “All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD. As part of a development agreement, if homes are permitted with less than 1,600 square feet of finished floor space, the quality of the home and the amount of masonry exterior finish materials shall be increased. For the entire subdivision, the average shall be at least 1,600 square feet.”

The standards referenced above from Section 7-14-105 (3)(l)(iii) are the point system for single family home design features. This point system may be superseded by a development agreement that includes requirements that would yield homes of equal or greater quality as determined by the Planning Commission and the City Council. For this development, Zions Securities and Ivory Homes are proposing to use the home plans they have submitted in lieu of following the point system. This was done for the single family homes in Highbury Place Phases 1 - 4.

Zions Securities and Ivory submitted a draft development agreement, which is attached, as part of this application. Staff recommends the following changes to the agreement:

1. Entire Neighborhood standard 1: Change the total number of units from 287 to 286. Reducing the number of lots will accommodate a larger pocket park that was committed to in the development agreement for Highbury Place Phases 1 – 4.
2. Townhomes standard 4 and Parkside Homes standard 5: The Fire Department may require larger street widths. For this reason, staff recommends that the first sentence of these standards be changed to the following: Private streets shall have an asphalt width that meets Fire Department requirements.
3. While the Parkside Homes will have common area for outdoor recreation, staff believes that each home should have some private outdoor space as well where a resident could have a couple of chairs and possibly a grill. Some of the Parkside Homes have front porches and/or a side yard patio. However, some of the plans have neither a front porch nor a side yard patio. During the study session, Chris Gamvroulas with Ivory Homes mentioned that they could offer a front yard, flagstone patio as an option. Staff recommends adding a standard 14 to the Parkside Home standards that would state: Every house shall have private outdoor living space of at least 50 square feet in the form of a

front porch, side yard patio, or front yard patio.

4. Single Family Homes standard 9: Change the number of lots from 73 to 72 for the reason stated above in item 1.

Staff Alternatives:

-Approval, subject to the development agreement proposed by the applicant with the changes recommended by staff.

-Approval, subject to the development agreement proposed by the applicant with changes as determined during the public hearing.

-Continuance, for reasons determined during the public hearing.